

113.0

0010

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
699,400 / 699,400

APPRaised:

699,400 / 699,400

USE VALUE:

699,400 / 699,400

ASSESSED:

699,400 / 699,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
529		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CLYMAN JEREMY	
Owner 2: RUBINSTEIN LARA	
Owner 3:	

Street 1: 529 SUMMER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: WINDHORSE INVESTMENTS LLC -	
Owner 2: -	

Street 1: 1691 MASS AVE	
Twn/City: CAMBRIDGE	

St/Prov: MA	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,375 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4375		Sq. Ft.	Site		0	70.	1.13	6			Med. Tr	-10					347,288						347,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4375.000	351,000	1,100	347,300	699,400	
Total Card	0.100	351,000	1,100	347,300	699,400	Entered Lot Size
Total Parcel	0.100	351,000	1,100	347,300	699,400	Total Land:
Source:	Market Adj Cost			Total Value per SQ unit /Card:	422.45	/Parcel: 422.4
						Land Unit Type:

Source: Market Adj Cost	Total Value per SQ unit /Card: 422.45	/Parcel: 422.4	Parcel ID: 113.0-0010-0001.0
			18834!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,000	1100	4,375.	347,300	699,400	699,400	Year End Roll	12/18/2019
2019	101	FV	265,000	1100	4,375.	342,300	608,400	608,400	Year End Roll	1/3/2019
2018	101	FV	275,100	0	4,375.	262,900	538,000	538,000	Year End Roll	12/20/2017
2017	101	FV	193,900	0	4,375.	248,100	442,000	442,000	Year End Roll	1/3/2017
2016	101	FV	193,900	0	4,375.	228,200	422,100	422,100	Year End	1/4/2016
2015	101	FV	182,900	0	4,375.	213,300	396,200	396,200	Year End Roll	12/11/2014
2014	101	FV	182,900	0	4,375.	196,500	379,400	379,400	Year End Roll	12/16/2013
2013	101	FV	182,900	0	4,375.	196,500	379,400	379,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINDHORSE INVES	69360-223		5/31/2017		680,000	No	No		
ALLEN JACQUELIN	68434-263		11/18/2016	Estate/Div	450,000	No	No	Walter H Allen d.o.d. 1/27/2016 bk 68434 pg 2	
	20983-431		1/1/1991		157,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/14/2017	2004	Redo Bas	45,645	C					10/31/2018	Missed Appt.	BS	Barbara S
1/26/2017	90	Add Bath	55,000	O					10/12/2018	MEAS&NOTICE	CC	Chris C
5/28/2003	402	New Wind	9,860						1/30/2018	SQ Returned	MM	Mary M
									8/24/2017	Left Notice	DGM	D Mann
									8/24/2017	Measured	DGM	D Mann
									8/24/2017	Permit Visit	DGM	D Mann
									3/23/2017	SQ Returned	MM	Mary M
									3/17/2009	Measured	372	PATRIOT
									2/8/2000	Meas/Inspect	263	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH														
Type: 6 - Colonial	2	Rating: Very Good	A Bath:	Rating:	SCUTTLE.																		
Sty Ht: 2 - 2 Story			3/4 Bath:	Rating:																			
(Liv) Units: 1	Total: 1		A 3QBth:	Rating:																			
Foundation: 2 - Conc. Block			1/2 Bath: 1	Rating: Very Good																			
Frame: 1 - Wood			A HBth:	Rating:																			
Prime Wall: 4 - Vinyl			OthrFix:	Rating:																			
Sec Wall:	%																						
Roof Struct: 1 - Gable			OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good																			
Color: WHITE			A Kits:	Rating:																			
View / Desir:			Fpl: 1	Rating: Average																			
GENERAL INFORMATION			WSFlue:	Rating:																			
Grade: C - Average			CONDOS INFORMATION																				
Year Blt: 1930	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:	Total Units:																				
Jurisdct: G18		Fact: .	Floor:																				
Const Mod:			% Own:																				
Lump Sum Adj:			Name:																				
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN														
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10. %				No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster			Functional:					1	7	3													
Sec Int Wall:	%		Economic:																				
Partition: T - Typical			Special:																				
Prim Floors: 3 - Hardwood			Override:																				
Sec Floors:	%		Total: 10.8 %																				
Bsmnt Flr: 12 - Concrete			CALC SUMMARY		COMPARABLE SALES							SUB AREA											
Subfloor:			Basic \$ / SQ: 125.00		Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL										
Bsmnt Gar: 1			Size Adj.: 1.35000002										Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3 - Typical			Const Adj.: 0.98000199										FFL	First Floor	782	165.380	129,324	BMT	100	FLA	40	G	
Insulation: 2 - Typical			Adj \$ / SQ: 165.375										BMT	Basement	624	67.970	42,413						
Int vs Ext: S			Other Features: 116581										SFL	Second Floor	624	165.380	103,194						
Heat Fuel: 2 - Gas			Grade Factor: 1.00										STG	Storage	126	7.440	937						
Heat Type: 5 - Steam			NBHD Inf: 1.00000000										OPF	Open Porch	24	43.120	1,035						
# Heat Sys: 1			NBHD Mod:																				
% Heated: 100		% AC: 100	LUC Factor: 1.00																				
Solar HW: NO		Central Vac: NO	Adj Total: 393484						WtAv\$/SQ:		AvRate:	Ind.Val											
% Com Wall		% Sprinkled:	Depreciation: 42496						Juris. Factor: 1.00		Before Depr: 165.38												
			Deprecated Total: 350988						Special Features: 0		Val/Su Net: 161.01												
									Final Total: 351000		Val/Su SzAd: 249.64												
MOBILE HOME			Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS																							
												PARCEL ID			113.0-0010-0001.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y		114X28	A	AV	2000	3.21	T	15.2	101			1,100								
More: N	Total Yard Items:	1,100		Total Special Features:			Total:	1,100															
												IMAGE			AssessPro Patriot Properties, Inc								